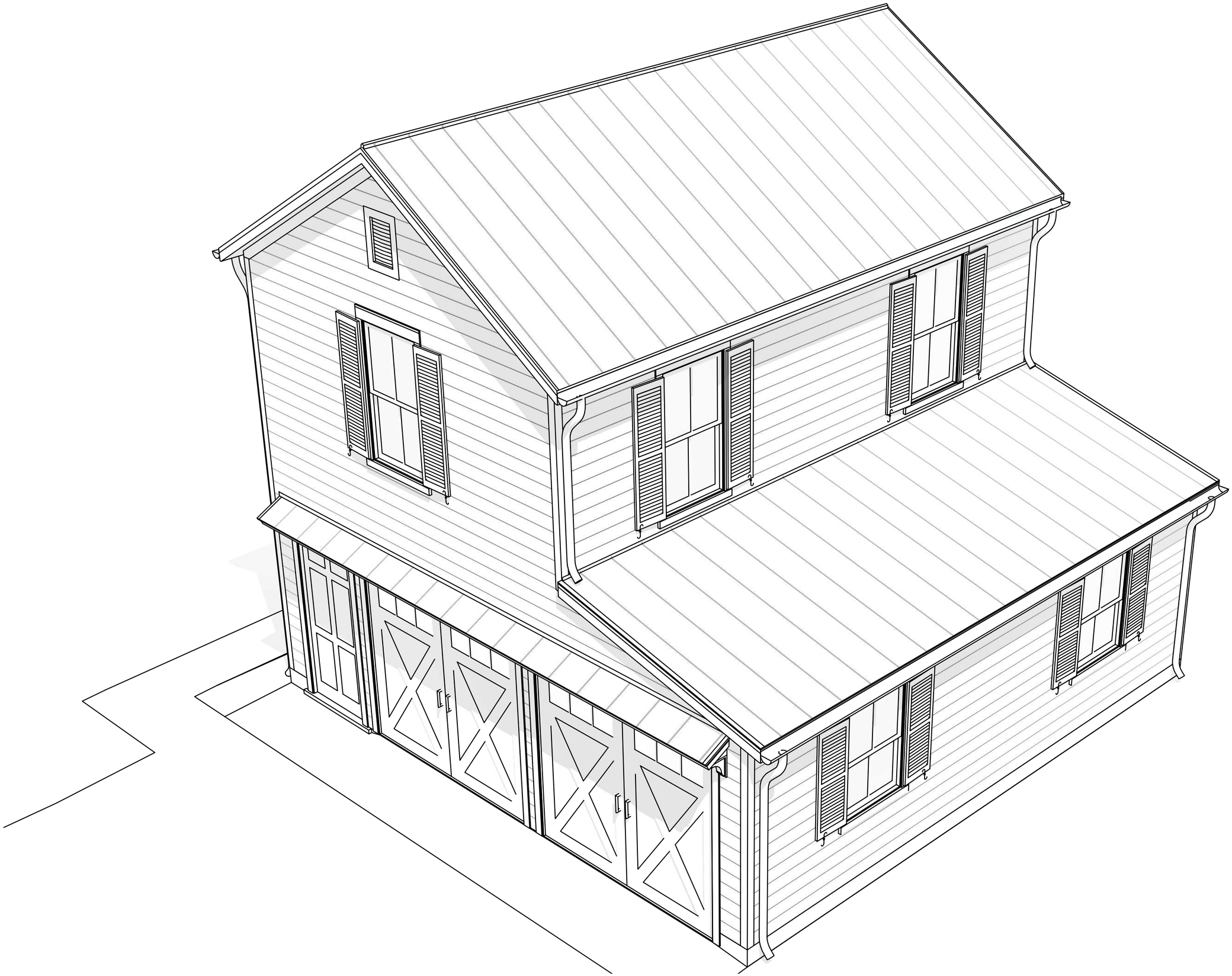


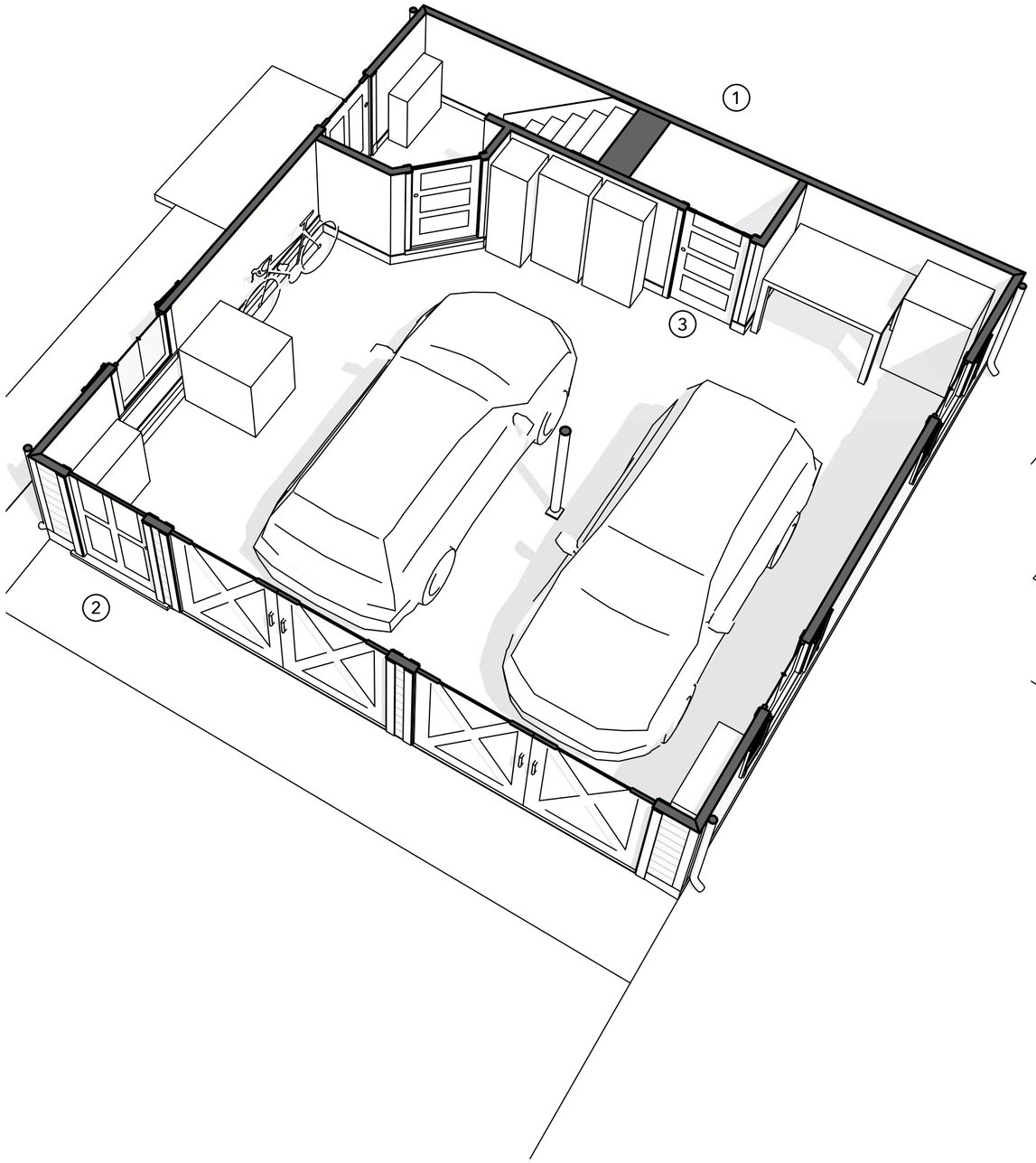
CARRIAGE HOUSE 2

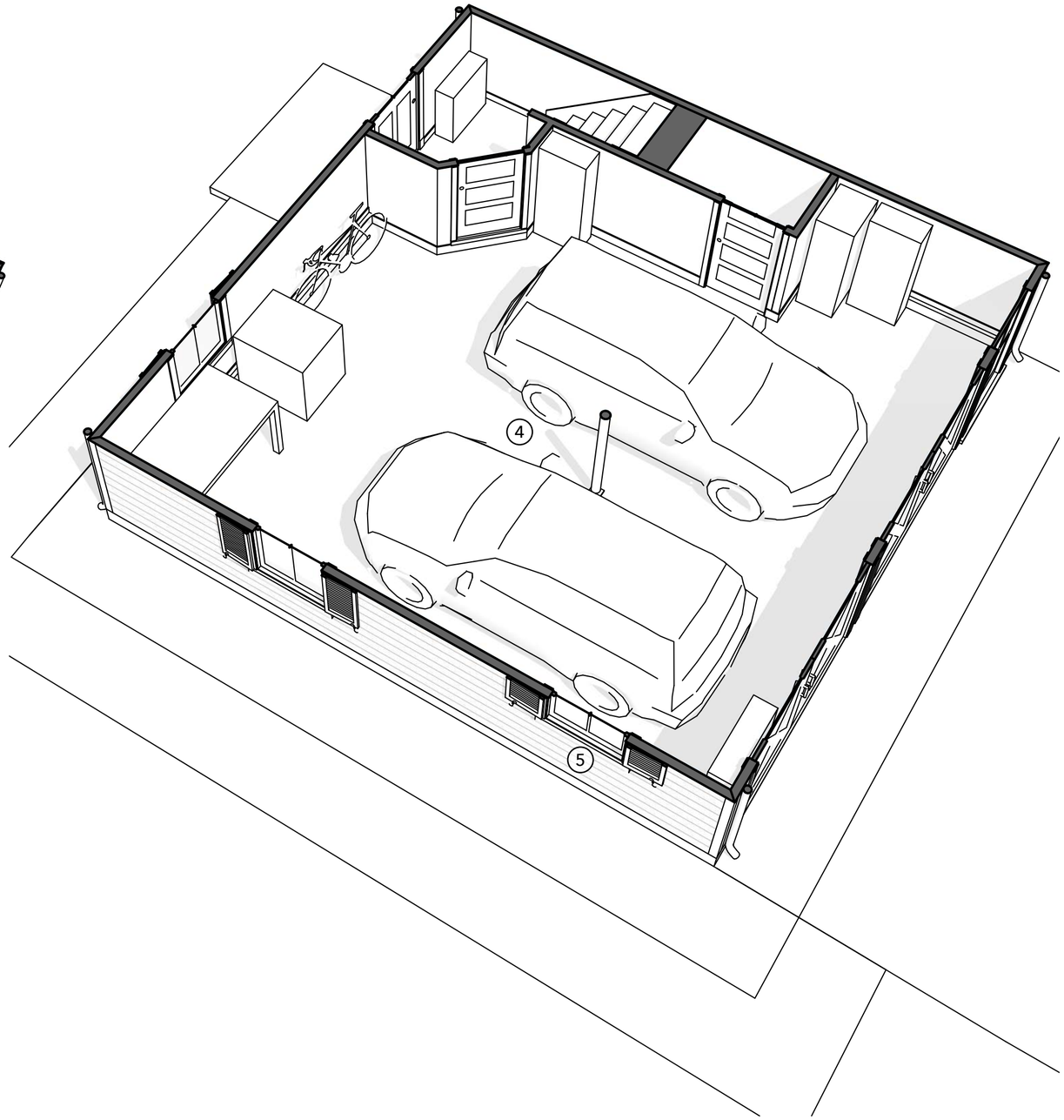
PROJECT OVERVIEW

A DESIGN BY JAY OSBORNE

A carriage house is a residence over a garage. This could have countless other uses. It can be used for a guest cottage, a place to live in while renovating a larger house, a live-work townhouse, an art studio, a granny flat, a rental used to make a side income, or a starter home (just to name a few ideas). The functional diversity of such an auxiliary dwelling unit allows it to work well with any of my other house designs.

The Carriage House comes in two variations. Here's the larger, two-car version. The small footprint is spatially efficient, without giving extraneous space to the apartment above. Fine-grained massing preserves the site's sunlight and views. Informal and inconspicuous, it doesn't visually compete with a primary residence. Though small, two people can comfortably live here (possibly also a tiny child).





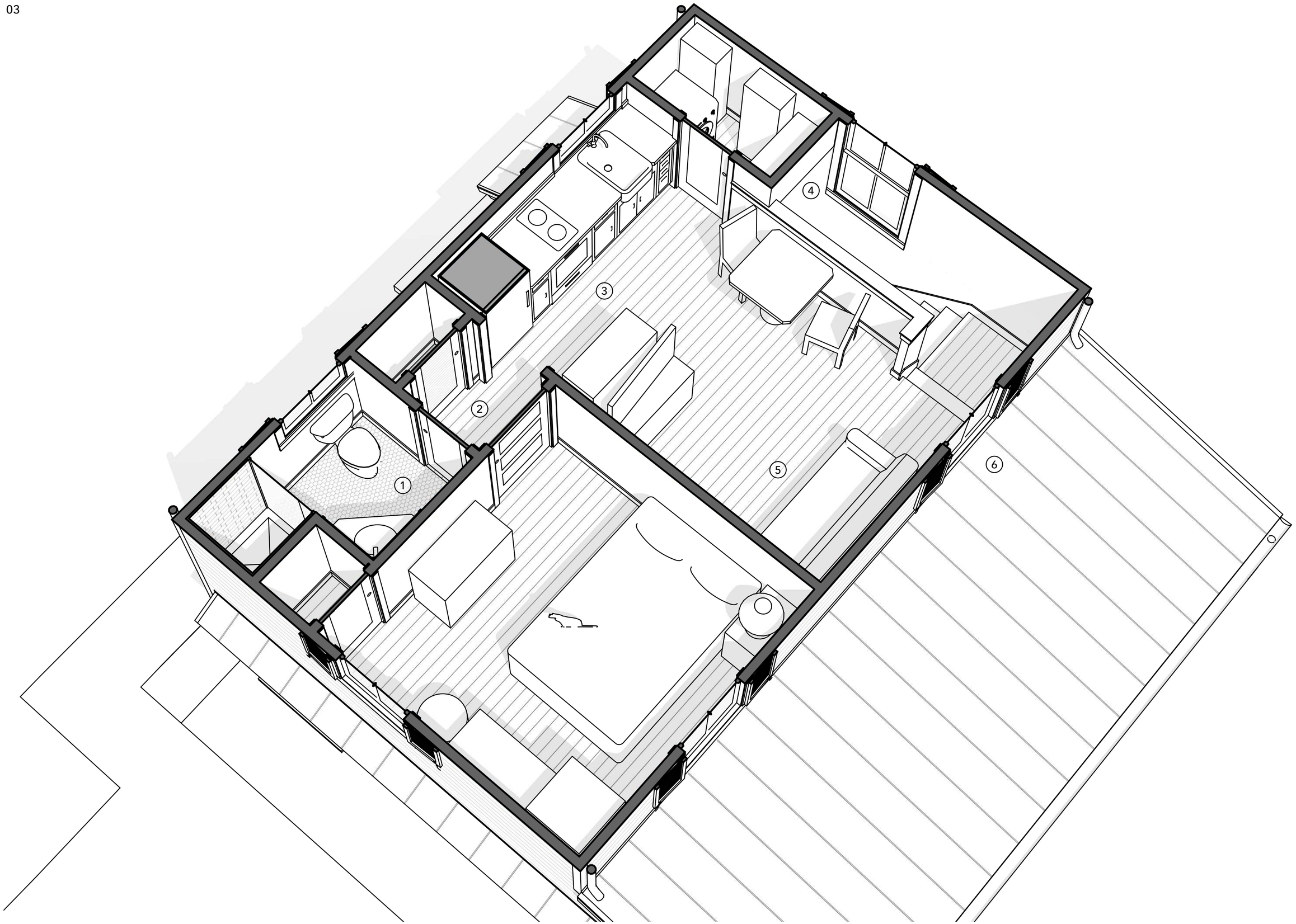
With a footprint of only 24x24 feet, this carriage house has space for two cars. The structure is laid out so the garage can be entered from different directions. For site-specificity, garage designs must be flexible. Standalone garage designs work better than attached garages because they make design reorientation easy. As a utilitarian space, this is critically important for the functionality of a garage.

CARRIAGE HOUSE 2

FIRST FLOOR

A DESIGN BY JAY OSBORNE

(1) By placing this wall by a property's edge, the opposite side gets more space.
(2) The extra door may not be necessary, or else can be located on another wall.
(3) To simplify the utility closet, the door can be moved (or removed altogether).
(4) The center column is in the same spot for each design. It can be moved 2-3'.
(5) A smaller window reinforces the character of the lean-to mass as an addition.



CARRIAGE HOUSE 2

SECOND FLOOR

A DESIGN BY JAY OSBORNE

The upstairs apartment is about as small as a one-bedroom unit can be. Separate rooms allow more privacy, often necessary for two people to peacefully coexist. Room-based layouts also permit a clear separation of uses, reducing distractions. **(1)** The small bathroom is laid out to hide the toilet from the more public rooms. **(2)** It may seem inconsequential, but this little hallway serves as a transition zone that significantly improves the rooms around it. In-between spaces are important. **(3)** The kitchenette. **(4)** A small bump-out gives shelf space to the laundry/pantry closet while maintaining head clearances at the staircase. **(5)** The living area's furniture can be rearranged in many ways. This arrangement permits a sofa bed. **(6)** Windows on two sides of each room improve the quality of the daylighting.

The Carriage House is designed to look great in the background. The front is not meant to catch eyes. It mixes grace with humility, elegance with quirkiness. **(1)** The front entry is distinct from the garage. It could face a field or a backyard. **(2)** The awning over the garage doors helps to visually connect these elements, visually separating the lower elements from the window and irregular roofline.

CARRIAGE HOUSE 2

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

Of course, the awning also shelters the doors from moisture and sun damage. It's built using corbels, a strong span of lumber (sloping), and metal roofing. **(3)** The extension looks like an addition, visually breaking down the massing so it isn't bland or imposing. If that addition were 10 feet long instead of 8 feet, it would simplify the structure (but also conflict with the awning and window sill).

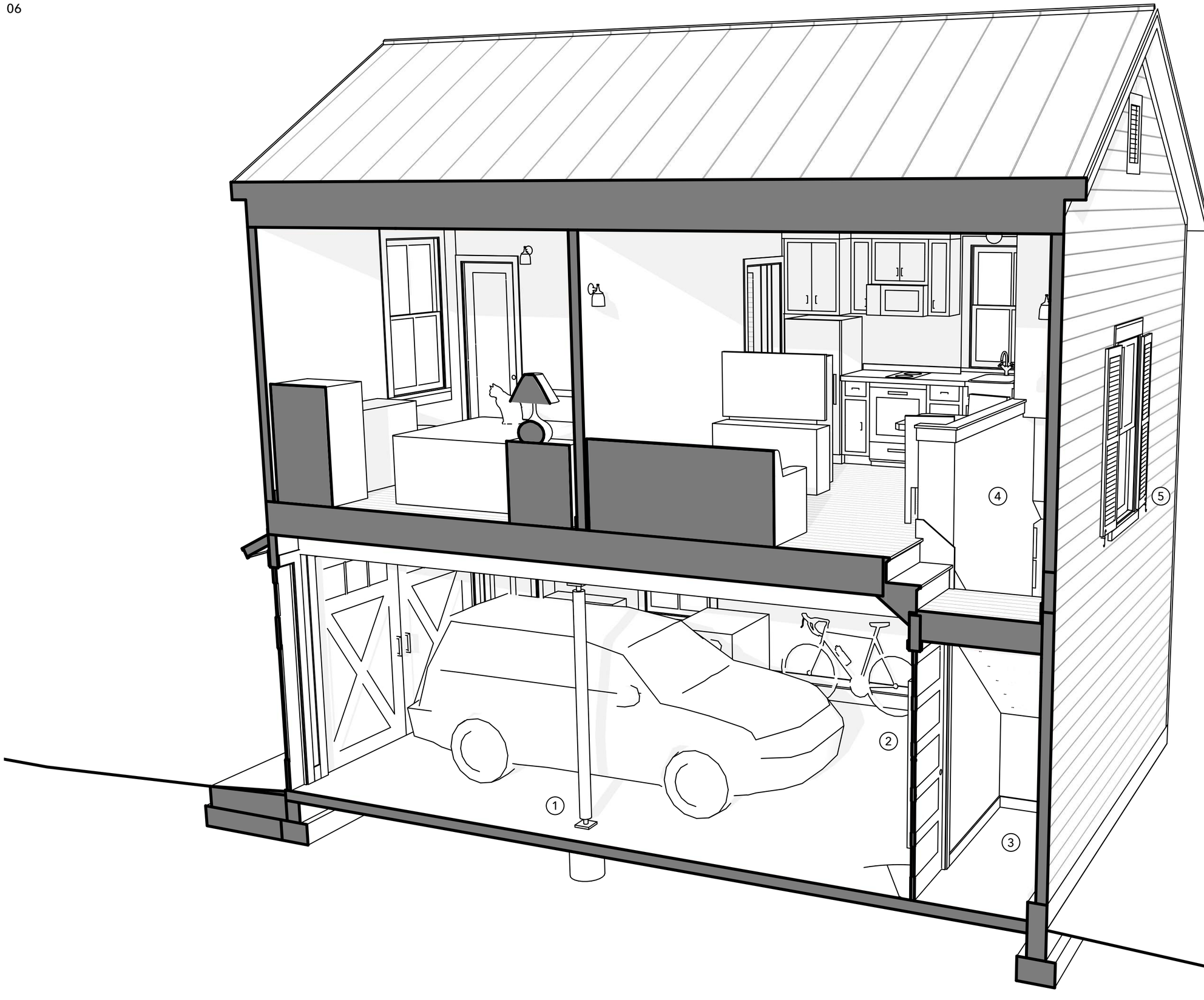
CARRIAGE HOUSE 2

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

The back side of the house could look significantly different. The garage doors could be reoriented based on the site, and one or two windows can be omitted. **(1)** Any window shutters should be operable. If not, just don't use them. The house will still look fine. For a low-cost alternative to these louvered shutters, board and batten shutters are easier to build, and also provide storm protection.

(2) The garage doors have the option of being placed on two different walls. The other wall should have windows. **(3)** If the doors face this side, the overhang eliminates the need for an awning. **(4)** Don't use vinyl siding. It always looks tacky and ends up in a landfill sooner than salesmen tell you. Fiber cement siding is the best low-cost option. **(5)** This window can be omitted if absolutely necessary.



(1) The two-car garage needs a center column. This one is placed to work with both door layout options, but the location can be optimized if a choice is made. **(2)** With the beam where it is, the end connection may be awkward. This is the kind of issue that builders routinely solve. It can be as easy as moving the door. **(3)** The utility closet can be removed altogether, but does help organize things.

CARRIAGE HOUSE 2

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(4) The knee wall could be a railing with ballusters, to make the stairs more open. It's cheaper to build as a wall, and makes the bumpout at the utility closet more straightforward to build. **(5)** The window is lower on the wall because of the assumption that this wall would be close to a neighboring property line, so the need for privacy is important. Also, it makes the staircase feel more comfortable.